

IN THE FRANKLIN COUNTY MUNICIPAL COURT
ENVIRONMENTAL DIVISION
FRANKLIN COUNTY, OHIO

STATE EX. REL.
COLUMBUS CITY ATTORNEY
ZACH KLEIN

Relator-Plaintiff,

v.

KJC GLOBAL, LLC, et al.,

Case No. 2022 EVH 60097

Judge Stephanie Mingo

AGREED ORDER & PERMANENT INJUNCTION

This matter came before the Court on March 2nd, 2022, on Relator's request for a for Preliminary Injunctive Relief. Relator-Plaintiff, City of Columbus was represented by Zach Gwin. Respondents-Defendants, KJC Global, LLC, Heart & Home Property Management, Inc., and the Real Property at 634-636 South Ogden Avenue, were represented by Josh Fravel. For purposes of this Agreed Order, the Court finds that the Relator has established that Respondents-Defendants are owners and/or person in charge, care or control of the property located at 634-636 South Ogden Avenue, Columbus, Ohio, Parcel No. 010-068294 ("the Premises").

The Court finds that all necessary parties have been served with summons according to law and are properly before the Court.

Relator and Respondents-Defendants have agreed to reach a stipulated resolution of this action to each party's satisfaction. It is the intent of the parties that this Agreed Order and Permanent Injunction memorialize their respective stipulations and agreements.

AGREED PRELIMINARY AND PERMANENT INJUNCTION

1. KJC Global, LLC, is the property owner of record to the Real Property at 634-636 South Ogden Avenue, Columbus, Ohio 43204 ("the Premises") by virtue of a deed filed with the Franklin County Recorder..
2. Respondents-Defendants admit the facts as alleged in Relator's Complaint for Preliminary and Permanent Injunctive Relief filed on February 15, 2022.
3. Respondents-Defendants do not contest the finding that the property located at 634 South Ogden Avenue, Columbus, Ohio 43204 constituted a public nuisance.
4. In accordance with R.C. 3767.05, Respondents-Defendants KJC Global, LLC is permanently and perpetually enjoined from maintaining a public nuisance within the territorial limits of Franklin County, Ohio.
5. Respondents-Defendants and any other persons are permanently and perpetually enjoined from maintaining a public nuisance at the property located at 634 South Ogden Avenue, Columbus, Ohio 43204. This permanent injunction shall run with the land and will be binding upon the real estate itself, as well as the Respondents and any heirs, successors and assigns in interest.
6. Upon execution of this agreement No person may enter and/or occupy 634 South Ogden Avenue, Columbus, Ohio, including any portion of the parcel. Any violation of this order, including mutilation of this order, is contempt of court, punishable as a first degree misdemeanor.

7. On or after April 30, 2022, Respondents-Defendants may remove the boards on the property for the purpose of preparing the property for re-occupancy.
8. Respondents-Defendants are permitted to re-rent the Premises after passing a life safety inspection by Columbus Code Enforcement. Respondents-Defendants may contact code supervisor Cory James at (614) 645-6352 to coordinate this inspection.
9. Respondent-Defendant KJC Global, LLC, shall maintain the Premises in compliance with all Columbus City Codes and ordinances, including but not limited to Housing, Zoning, and Building Codes.
10. Respondent-Defendant KJC Global, LLC, shall be taxed \$300.00 pursuant to R.C. 3767.08 and is hereby assessed all costs of this action. Court costs and nuisance tax shall be paid by May 28, 2021.
11. The Franklin County Municipal Court, Environmental Division, maintains jurisdiction over this matter. This agreement may be modified by the Court if circumstances change and the parties stipulate to the modification.

It is therefore **ORDERED, ADJUDGED** and **DECREED** that:

12. In accordance with R.C. 3767.05, Respondents-Defendants KJC Global, LLC is permanently and perpetually enjoined from maintaining a public nuisance within the territorial limits of Franklin County, Ohio.
13. Respondents-Defendants and any other persons are permanently and perpetually enjoined from maintaining a public nuisance at the property located at 634 South Ogden Avenue, Columbus, Ohio 43204. This permanent injunction shall run with the land and will be binding upon the real estate itself, as well as the Respondents and any heirs, successors and assigns in interest.

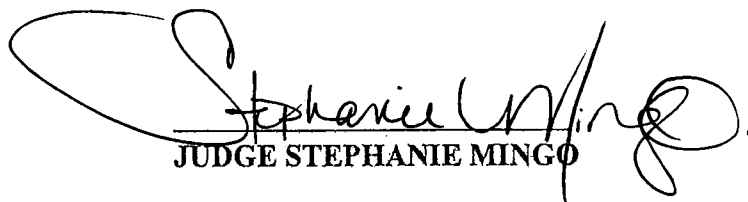
14. It is the further ORDER of this Court that all occupants of the Premises be forcibly removed from the Premises forthwith. In executing this order, all barricades throughout the structure may be forcibly removed so as to prevent fortifying portions of the residence. Said occupants may be forcibly detained during the execution of this order. Furthermore, the premises shall be closed, padlocked, boarded or secured as deemed necessary by the Chief of the Columbus Police Department or his or her designee(s) against its use for any purpose. This order shall apply to and prohibit usage of or entrance onto any curtilage or porch areas of the premises for any purpose—no vehicles or persons are to be anywhere on the parcel.
15. Upon execution of this agreement No person may enter and/or occupy 634 South Ogden Avenue, Columbus, Ohio, including any portion of the parcel. Any violation of this order, including mutilation of this order, is contempt of court, punishable as a first degree misdemeanor.
16. On or after April 30, 2022, Respondents-Defendants may remove the boards on the property for the purpose of preparing the property for re-occupancy.
17. Respondents-Defendants are permitted to re-rent the Premises after passing a life safety inspection by Columbus Code Enforcement. Respondents-Defendants may contact code supervisor Cory James at (614) 645-6352 to coordinate this inspection.
18. Respondent-Defendant KJC Global, LLC, shall maintain the Premises in compliance with all Columbus City Codes and ordinances, including but not limited to Housing, Zoning, and Building Codes.
19. Respondent-Defendant KJC Global, LLC, shall be taxed \$300.00 pursuant to R.C. 3767.08 and is hereby assessed all costs of this action. Court costs and nuisance tax shall be paid by May 28, 2022.

1. **Crime Free Lease Addendum:** Any and all tenants of the Premises must execute the attached "Crime Free Lease Addendum".
2. **Evictions for Nuisance Activity.** In the event that Defendants receive credible evidence of criminal activity committed by a tenant or other occupant of a unit at the Premises, Defendants shall:
 - i. Immediately initiate proceedings to evict the tenants of any units associated with said nuisance activity.
3. Any violation of this order shall constitute a contempt of court and be punishable as a misdemeanor of the first degree.
4. This Agreed Judgment Entry and Permanent Injunction Order constitutes a full and complete settlement between Defendants-Respondents and Plaintiff City of Columbus.
5. The Franklin County Municipal Court, Environmental Division, maintains jurisdiction over this matter. This agreement may be modified by the Court if circumstances change and the parties stipulate to the modification.
6. This case is continued for a status conference on the 16th day of June, 2022 at 11:00 in courtroom 15B, located on the 15th floor of 375 S. High Street, Columbus, Ohio 43215. This Order shall remain in effect until that time or as otherwise ordered by this Court.

This is a final appealable order. Pursuant to Ohio Civil Rule 58, the Clerk is directed to notify the parties as they appear.

SO ORDERED.

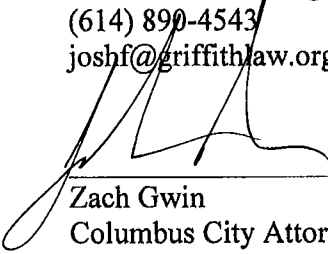
3-2-22
DATE


JUDGE STEPHANIE MINGO

APPROVED BY AND COPIES TO:

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